1. **Call to Order**

* Welcome
* Moment of Silence

1. **Agenda Adoption**
2. **Minutes Adoption**

* September 9, 2021 Meeting Minutes
* September 15, 2021 site visit to Wade Burns properties in ETJ north of Town limits

1. **10:30 – 11:30 a.m., Cont. Review/Discussion of Montreat Ordinances containing well/septic language**

* Clarifying standards for Town of Montreat urban water service/MSD sewer service
* Clarifying standards for Buncombe County rural well/septic permitting
* Memorandum re: North Carolina state law related to septic system permitting – Mason Blake

1. **11:30 – 11:50 a.m., Designation of Members of Montreat Comprehensive Planning Committee**

* Ballot to be voted on by Planning & Zoning Commissioners

1. **11:50 a.m. – noon, Discussion: Scheduling of Next Meeting Dates and Topics**

* **Additional/special meeting date(s) needed in October, November, December? To address:**
  1. **Well/septic vs. water/sewer**
  2. **Montreat Stormwater Ordinance**
  3. **Montreat Hillside Development Ordinance**
  4. **Montreat Sign Ordinance**
  5. **Revision of P&Z Rules of Procedure**
* **Montreat Planning & Zoning Commission, November 11, 2021, 10:30 a.m. – noon**

**TENTATIVE - 10:30 a.m. – 11:30 a.m., Conditional Zoning Public Hearing for Michael Mader**

**(NOTE: No formal application as of 10/1/21)**

* + Seeking R-1 Low-Density Residential Conditional Zoning (CZ) to allow for a 10’ side setback  
    instead of standard 15’ setback for new home construction on vacant lot.

**11:30 – noon, Contd. Review of Montreat Stormwater Ordinance**

* + Presentation and discussion planned by Wade Burns, P&Z Member
* **Montreat Planning & Zoning Commission, December 9, 2021, 10:30 a.m. – noon**
  + **Contd. Review of Montreat Stormwater Ordinance**

**VII. Public Comment**

**VIII. Adjournment**